

## \$245,000 - 4508 43 Avenue, Drayton Valley

MLS® #E4432051

**\$245,000**

3 Bedroom, 1.50 Bathroom, 1,200 sqft

Single Family on 0.00 Acres

Drayton Valley, Drayton Valley, AB

Spacious 3-Bedroom Bungalow Near the Boardwalk subdivision. This cozy 1,200 sq ft bungalow is nestled in a family friendly location with schools, shopping, and miles of walks trails at your fingertips tips. Featuring 3 spacious bedrooms and 1.5 bathrooms, & a kitchen with plenty of cabinet space. Step into a large, sun-filled living area with oversized front windows that flood the space with natural light. A partially finished basement leaves room for you to put your own stamp on this great property. The high-efficiency furnace keeps things cozy in winter, while newer shingles provide peace of mind for years to come. Enjoy outdoor living in the fully fenced backyard, ideal for kids, pets, or summer BBQs. A double detached garage offers plenty of parking and storage as well. Property sold as is.

Built in 1974

### Essential Information

MLS® #	E4432051
Price	\$245,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,200



Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4508 43 Avenue
Area	Drayton Valley
Subdivision	Drayton Valley
City	Drayton Valley
County	ALBERTA
Province	AB
Postal Code	T7A 1G7

### Amenities

Amenities	Patio, See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 21st, 2025
Days on Market	9

## Zoning

## Zone 90

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Listing information last updated on April 30th, 2025 at 8:32am MDT